

BOSTON REDEVELOPMENT AUTHORITY

Resolution Re: Determinations and Findings

In the Tremont-Mason Street Project

WHEREAS, Boston Redevelopment Authority (hereinafter called the "Authority") is a public body, politic and corporate, duly organized and existing under the provisions of the Housing Authority Law of the Commonwealth of Massachusetts and having a usual place of business in the City of Boston, Massachusetts; and

WHEREAS, the Authority has undertaken and conducted surveys, studies and inspections of an area in the City of Boston, known and referred to as the Tremont-Mason Project Area (hereinafter called the "Project Area"), said area being more particularly described as follows:

Beginning at the intersection of the northerly property line of number 163 Tremont Street now or formerly owned by Paragon Corporation and the easterly sideline of Tremont Street;

Thence running in a northerly direction along the easterly sideline of Tremont Street to the intersection of said sideline and the southerly property line of number 150 Tremont Street now or formerly owned by Thomas J. Diab;

Thence turning and running in an easterly direction along the southerly property line of number 150 Tremont Street to the intersection of said property line and the westerly sideline of Mason Street;

Thence turning and running in a southerly direction along the westerly sideline of Mason Street to the intersection of said sideline and the northerly property line of number 163 Tremont Street;

Thence turning and running in a westerly direction along the northerly property line of number 163 Tremont Street to the point of beginning.

WHEREAS, the Authority has, with respect to the Project Area, reviewed extensive evidence and data with respect to said Project Area and its condition, including (a) statements and exhibits prepared and presented by members of the Authority's staff, including detailed explanations of the study procedures used by the staff, detailed descriptions of the Project Area, the physical conditions and uses of



land and structures therein and inspection reports respecting the physical condition of every structure in the Project Area, (b) statements, opinions and views from various interested individuals, pertaining to the conditions existing in the Project Area, and (c) taken a viewing of the Project Area;

NOW, THEREFORE, be it resolved that the Boston Redevelopment Authority, acting under and pursuant to its powers under the provisions of said Housing Authority Law and any other powers thereunto enabling, does hereby determine, declare and find that the Project Area is a decadent area within the definition of Chapter 121, General Laws of Massachusetts, in that it is an area which is detrimental to safety, health, morals, welfare and sound growth of the Boston community because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, and obsolete, and in need of major maintenance or repair, and because of a substantial change in business or economic conditions make it improbable that the area will be redeveloped by the ordinary operations of private enterprise.

Be it further resolved that the Boston Redevelopment Authority does hereby determine, declare and find the following particular facts to be true and correct:

Within the Project Area, there are 9 buildings all of which are non-residential. Each structure is attached to adjoining structures on two sides.

The Project Area substantially impairs and arrests the sound development of the Area because the nine buildings contained therein are out of repair, physically deteriorated, in need of major maintenance and repair and obsolete and detrimental to the safety and health of the City of Boston as evidenced by the following:

- 1) 4 buildings, or 44.4 per cent, lacked two means of egress.



- 2) 7 buildings, or 77.8 per cent, had evidence of cracks in inside walls and/or ceilings.
- 3) 6 buildings, or 66.7 per cent, had loose and/or broken base material on inside walls and/or ceilings.
- 4) 6 buildings, or 66.7 per cent, had evidence of leaks on inside walls and/or ceilings.
- 5) 7 buildings, or 77.8 per cent, had flooring which was worn, loose and/or missing.
- 6) 6 buildings, or 66.7 per cent, had floors which were sagging or pitched.
- 7) 5 buildings, or 55.6 per cent, lacked continuous hot running water.
- 8) 5 buildings, or 55.6 per cent, lacked adequate lavatories.
- 9) 6 buildings, or 66.7 per cent, lacked adequate toilet facilities.
- 10) 7 buildings, or 77.8 per cent, had toilet compartments inadequately ventilated.
- 11) 3 buildings, or 33.3 per cent, had inoperable electrical fixtures.
- 12) 1 building, or 11.1 per cent, had exposed electrical wiring.
- 13) 2 buildings, or 22.2 per cent, had evident or reported vermin infestation.
- 14) 4 buildings, or 44.4 per cent, had worn, sagging and/or deteriorated interior stairs.
- 15) 1 building, or 11.1 per cent, had obstructed egress.
- 16) 6 buildings, or 66.7 per cent, had supporting columns and/or piers which were loose, deteriorated, or missing.
- 17) 1 building, or 11.1 per cent, had framing split and/or deteriorated.
- 18) 4 buildings, or 44.4 per cent, had impervious basement floors which were broken, deteriorated, and/or missing.
- 19) 4 buildings, or 44.4 per cent, contained an accumulation of combustible debris creating a fire hazard.

- 20) 1 building, or 11.1 per cent, had dampness or water in the basement.
- 21) 1 building, or 11.1 per cent, had plumbing which was leaking and/or corroded.
- 22) 8 buildings, or 88.9 per cent, had loose, missing, and/or deteriorated roof material.
- 23) 7 buildings, or 77.8 per cent, had roofs which were sagging or out of line.
- 24) 8 buildings, or 88.9 per cent, had chimneys which were deteriorated and/or out of alignment.
- 25) 7 buildings, or 77.8 per cent, had exterior siding which was loose, missing, and/or deteriorated.
- 26) 8 buildings, or 77.8 per cent, had window frames, sashes and/or panes which were loose, broken, and/or deteriorated or missing.
- 27) 6 buildings, or 66.7 per cent, had foundation walls which were deteriorated, sinking, and/or out of line.
- 28) Of the 9 structures contained in the Project Area, 5 were totally vacant, 1 was 80 per cent vacant, 1 was 67 per cent vacant, 1 was 60 per cent vacant, and 1 was fully occupied; thus, approximately 126,980 square feet or 87.9 per cent of approximately 144,465 square feet of total floor area contained in the Project Area was vacant.



RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY

APPROVING AN URBAN RENEWAL PLAN

FOR THE TREMONT-MASON URBAN RENEWAL AREA

WHEREAS the Boston Redevelopment Authority proposes to undertake and carry out without Federal financial assistance under Title I of the Housing Act of 1949, as amended, an urban renewal project of the character contemplated by said Title I in that certain area, proposed as an urban renewal area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and described as follows:

Beginning at the intersection of the northerly property line of number 163 Tremont Street now or formerly owned by Paragon Corporation and the easterly sideline of Tremont Street;

Thence running in a northerly direction along the easterly sideline of Tremont Street to the intersection of said sideline and the southerly property line of number 150 Tremont Street now or formerly owned by Thomas J. Diab;

Thence turning and running in an easterly direction along the southerly property line of number 150 Tremont Street to the intersection of said property line and the westerly sideline of Mason Street;

Thence turning and running in a southerly direction along the westerly sideline of Mason Street to the intersection of said sideline and the northerly property line of number 163 Tremont Street;

Thence turning and running in a westerly direction along the northerly property line of number 163 Tremont Street to the point of beginning.

WHEREAS the Boston Redevelopment Authority has made studies of the location, physical condition of structures, land use, environmental influences, and social, cultural, and economic conditions of the Project Area and has determined that the area is a decadent area;

WHEREAS a General Plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole;

WHEREAS there has been presented to the Housing and Home Finance Administrator a Program for Community Improvement (Workable Program) for Boston which, in the determination of said Administrator, meets the requirements of Section 101(c) of Title I of the Housing Act of 1949, as amended, and said determination is presently in effect; and



WHEREAS there was presented to this meeting of the Governing Body of the Boston Redevelopment Authority, for its consideration and approval, a copy of an Urban Renewal Plan for said Project Area, dated September 1, 1962, which plan is entitled "Tremont-Mason Street Project — Urban Renewal Plan", and consists of six pages and two exhibits;

WHEREAS the Urban Renewal Plan was reviewed and considered at said meeting:

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the Boston Redevelopment Authority, as follows:

1. That the Urban Renewal Plan for the Project Area is based upon a local survey and conforms to the said General Plan, which is a comprehensive plan, for the locality as a whole, and to the Workable Program for Community Improvement for Boston,

2. That the Urban Renewal Plan is hereby in all respects approved and the Secretary is hereby directed to file a certified copy of said Urban Renewal Plan with the minutes of this meeting.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
AUTHORIZING THE FILING OF A REQUEST FOR 220 CERTIFICATION  
FOR THE TREMONT-MASON STREET AREA

WHEREAS it is necessary and in the public interest that the Boston Redevelopment Authority avail itself of Title I of the Housing Act of 1949, as amended, to carry out the urban renewal project described as the Tremont-Mason Project and bounded generally by property numbered 150 Tremont Street now or formerly owned by Thomas J. Diab; Tremont Street; Property numbered 163 Tremont Street now or formerly owned by Paragon Corporation; and Mason Street;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOSTON REDEVELOPMENT AUTHORITY, that a Request for 220 Certification on behalf of the Boston Redevelopment Authority is hereby approved, and that the Development Administrator, Edward J. Logue, or the Deputy Development Administrator, Ellis E. Ash, is hereby authorized and directed to execute and to file such application with the Housing and Home Finance Agency, and to provide such additional information and to furnish such documents as may be required in behalf of said Agency, and to act as the authorized correspondent of the Boston Redevelopment Authority.



